

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

March 9, 2007

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.:06OD-198
OAHU

Approval of Lease with Department of Agriculture and Department of Transportation on behalf of the Department of Land and Natural Resources, Engineering Division for Baseyard Purposes and Consent to Lease of Land under Governor's Executive Order No. 4096 to Department of Agriculture and Governor's Executive Order No. 3443 to Department of Transportation, Halawa, Oahu, Tax Map Key: (1) 9-9-10:portion of 34 and portion of Lot 2 of Federal Aid Interstate project No. I-H3-1 (38).

CONTROLLING AGENCY:

Department of Agriculture and Department of Transportation

APPLICANT:

Department of Land and Natural Resources, Engineering Division

LEGAL REFERENCE:

Section 171-11, 95, Hawaii Revised Statutes, as amended.

ZONING:

State Land Use District:	Urban
City and County of Honolulu CZO:	Industrial I-2

TRUST LAND STATUS:

Acquired after August 1959

DHHL 30% entitlement lands pursuant to the Hawaii State
Constitution: YES _____ NO x

CURRENT USE STATUS:

Governor's Executive Order No. 4096 to the Department of

Agriculture for animal quarantine, animal welfare and agriculture related purposes.

Governor's Executive Order No. 3443 to the Department of Transportation for highway purposes.

Governor's Executive Order No. 4176 to the Department of Health for vector control facility and ancillary purposes.

Grant of Non-Exclusive Easement bearing Land Office Deed No. S-28,119 to the City and County of Honolulu for sanitary sewer purposes.

LEASE TERMS & CONDITIONS:

AREA:

1.0 acres, more or less.

CHARACTER OF USE:

Baseyard purposes

TERM:

Thirty (30) years

RENT AMOUNT:

Gratis.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Applicant shall be responsible for ensuring compliance with Chapter 343, HRS.

DCCA VERIFICATION:

Not applicable. Government agencies.

REMARKS:

The Departments' Engineering Division, Maintenance Crew (of 6 staff) supports various Divisions on Oahu in the maintenance of various State-owned parcels, streams and ditches. The Crew is often called upon to assist in natural disaster remediation work and preventive maintenance. Example is the Fasone rockfall remediation. The Crew helped to remove mud and rocks, trees, install protection barriers, etc..

The Crew is temporarily based at the Honolulu Board of Water Supply's (BWS) property - the former desalting plant in Kapolei. BWS has informed the Department that they have plans to one day develop the property. Twice in 2006 the desalting plant was broken-in and equipment was stolen. Based on this temporary situation, staff has looked at various sites for a permanent location. A vacant property in Waimanalo was considered. The Department of Hawaiian Home Lands was interested in this property so this was eliminated. The Department of Health property at Waimano Home Road was considered. The possible site had environmental issues that would require the Department be responsible for. In addition, the remoteness of the site made it unreasonable for the Crew to deploy should there be an emergency. This was eliminated. The Department of Agriculture property in Halawa was considered. In July 2006 staff met with Dr. James Foppoli, Animal Industry Division Administrator. Later with Mr. Chris Yamamoto from DOT, Highways Division, Rights-of-Way Branch. (Exhibit A and B)

Subsequently, memorandums were sent to both agencies for their approval. (Exhibit C) The Halawa Animal Quarantine is centrally located and provides good security. Access would be through the Animal Industry main gate. A portion of the proposed baseyard would be established under the H-3 freeway and the remainder would be the adjacent grassy area. The Department has submitted a CIP request for \$610,000. All costs will be the responsibility of the Department. Staff will be working with both agencies.

Comments were solicited and their statements are listed below:

DOH-Vector	No objections
OHA	No objections
City DPP	No response
City Facilities & Maintenance	No objections
BWS	No objections
City Environmental Services	Site has a sewer pipeline and they require access for maintenance purposes.
Halawa Luluku Interpretive Development	No objections

Engineering Division has verbally indicated the easement would remain accessible throughout the lease term to the City's Environmental Services staff.

RECOMMENDATION: That the Board

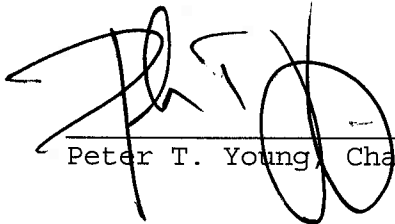
- A. Approve the lease with Department of Agriculture and Department of Transportation on behalf of Department of Land and Natural Resources, Engineering Division covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
1. Review and approval by the Department of the Attorney General; and
 2. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
- B. Consent to the lease between the Department of Agriculture and the Department of Transportation with the Department of Land and Natural Resources, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:
1. Review and approval by the Department of the Attorney General; and
 2. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Charlene E. Unoki
Assistant Administrator

APPROVED FOR SUBMITTAL:



Peter T. Young, Chairperson

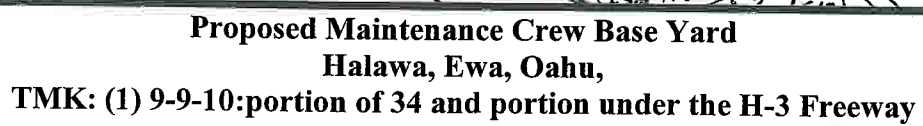
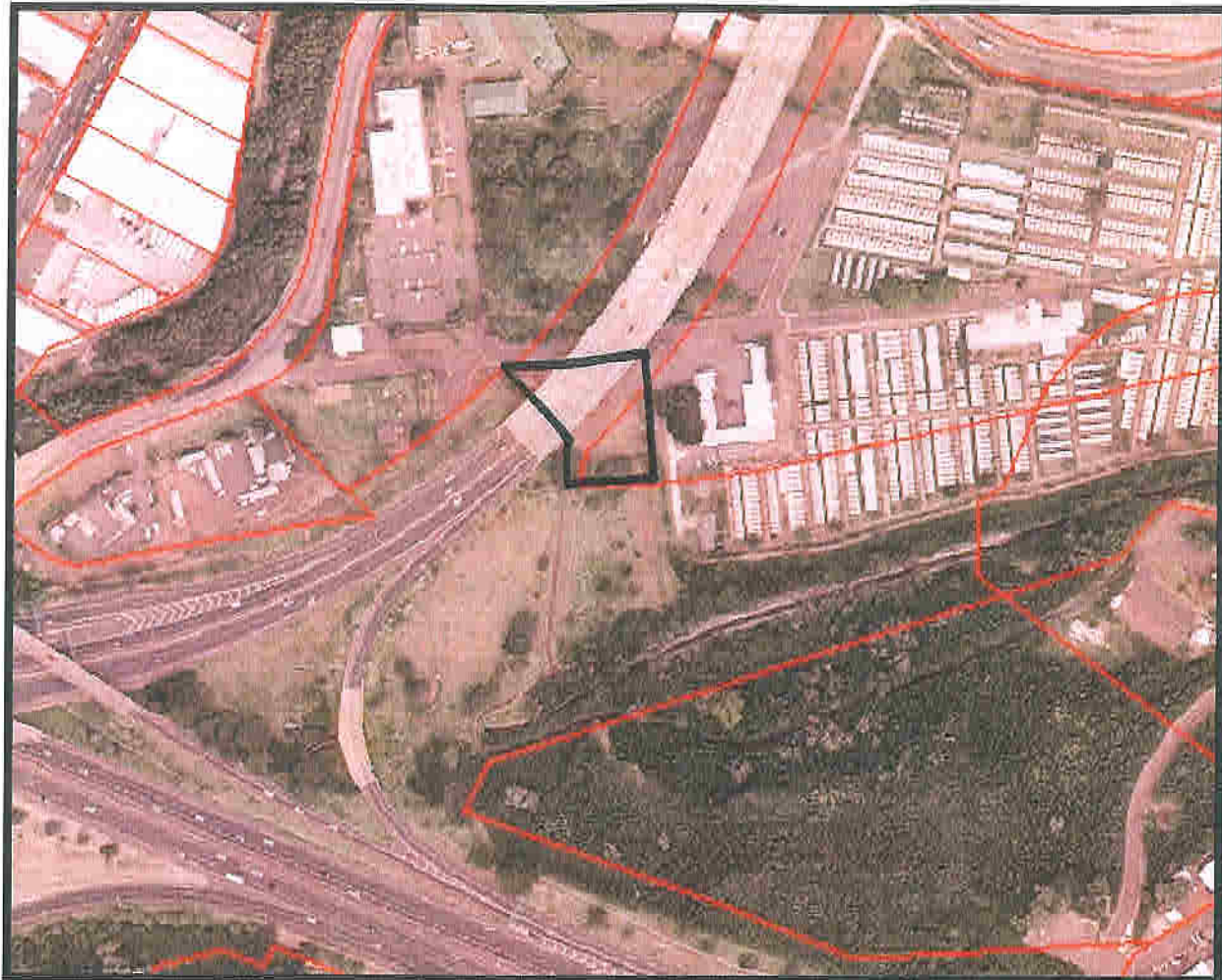


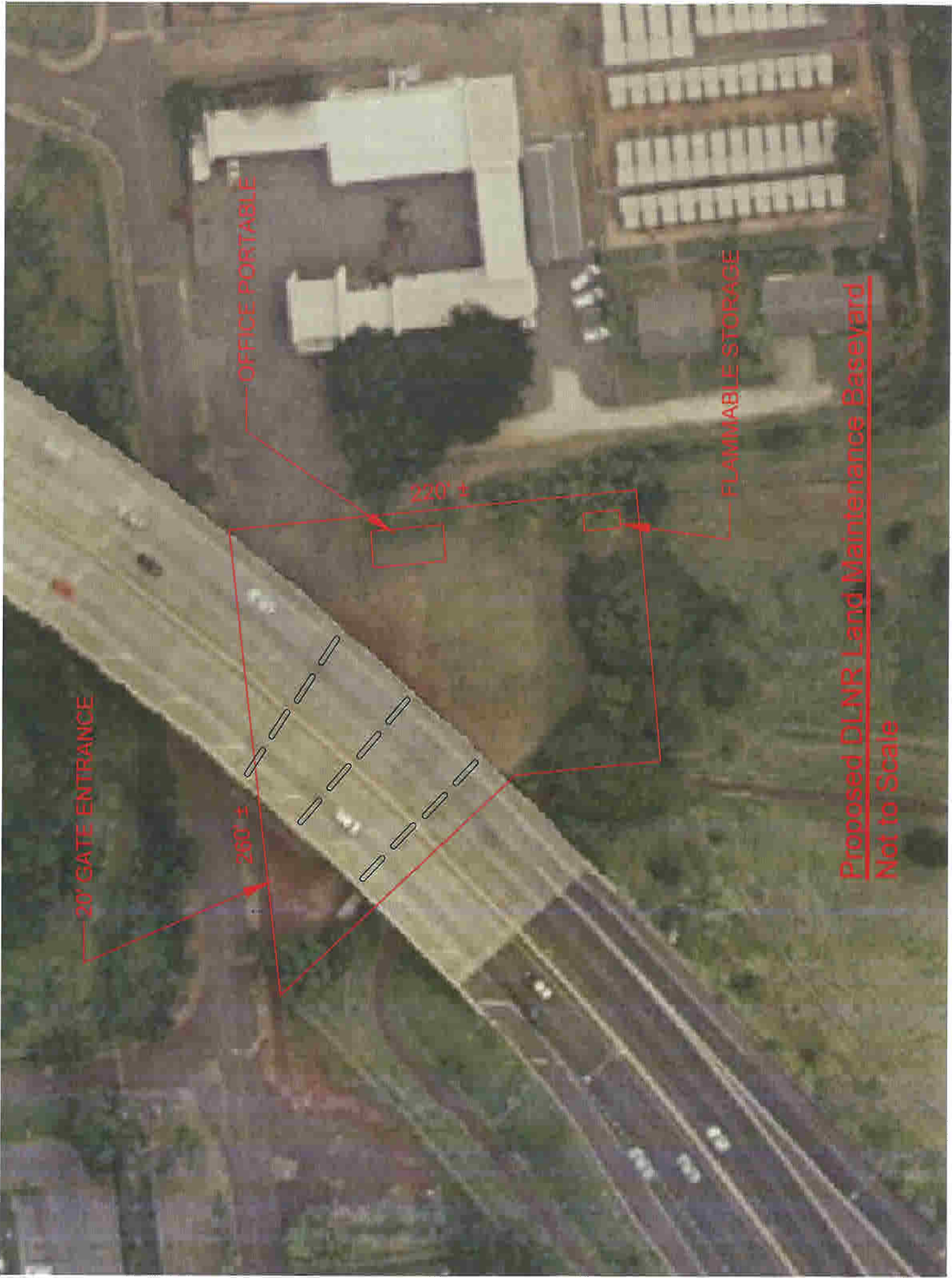
EXHIBIT "A"



**Aerial Photo over Dept. of Agriculture's Halawa Quarantine Site
and Proposed Maintenance Crew Base Yard.**

**Halawa, Ewa, Oahu
TMK: (1) 9-9-10:34**

EXHIBIT "B"



20' GATE ENTRANCE

260' ±

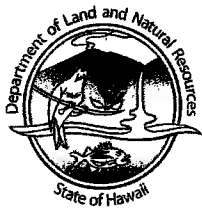
220' ±

FLAMMABLE STORAGE

OFFICE PORTABLE

Proposed DLNR Land Maintenance Baseyard
Not to Scale

LINDA LINGLE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 11, 2006

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

MEMORANDUM

TO: The Honorable Sandra Lee Kunimoto, Director
Department of Agriculture

FROM: Peter T. Young, Chairperson
Department of Land and Natural Resources

SUBJECT: State Lands at Halawa, Oahu, Tax Map Key: (1) 9-9-10:portion 34

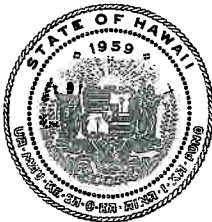
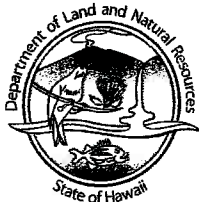
Recently my staff met with Mr. Chris Yamamoto from the Department of Transportation (DOT), Highways Division, Rights-of-Way Branch concerning the availability of the area beneath the H-3 by the Department of Agriculture (DOA), Halawa Quarantine Station and Dr. James Foppoli from DOA's Animal Industry Division concerning the availability of the grassy area alongside the H-3. Our Land Maintenance Crew is currently occupying our former Kapolei desalting plant. The Board of Water Supply (BWS) will be taking possession as landowner probably in late 2006 or early 2007. Although BWS has been very accommodating, we need to locate a new baseyard site for my staff as soon as possible.

We have submitted a request to Director Rodney Haraga for a thirty (30) year lease for the area beneath the H-3. The long term will provide my staff with stability and continuation of operations. We are requesting a similar, thirty (30) year lease from your Department for my staff to use the grassy area for a baseyard. I am enclosing a map of the proposed baseyard area and a brief description of our plans for your staff's review and approval.

Your favorable consideration to this request is greatly appreciated. Should your staff have any questions, please call Mr. Eric Hirano, Chief Engineer at 587-0230 or Ms. Charlene Unoki at 587-0426. Thank you.

EXHIBIT "C"

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 11, 2006

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

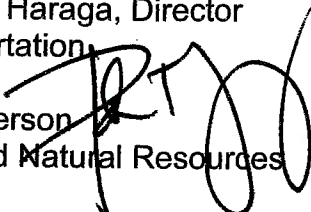
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ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

MEMORANDUM

TO: The Honorable Rodney Haraga, Director
Department of Transportation

FROM:  Peter T. Young, Chairperson
Department of Land and Natural Resources

SUBJECT: State Lands at Halawa, Oahu, Tax Map Key: (1) 9-9-10:portion 34

Recently my staff met with Mr. Chris Yamamoto from Highways Division, Rights-of-Way Branch concerning the availability of the area beneath the H-3 by the Department of Agriculture (DOA), Halawa Quarantine Station and Dr. James Foppoli from DOA's Animal Industry Division concerning the availability of the grassy area alongside the H-3. Our Land Maintenance Crew is currently occupying our former Kapolei desalting plant. The Board of Water Supply (BWS) will be taking possession as landowner probably in late 2006 or early 2007. Although BWS has been very accommodating, we need to locate a new baseyard site as soon as possible.

We are interested in entering into a long-term lease with your Department for my staff to use the area beneath the H-3 for a baseyard. The lease term should be for thirty (30) years no less. The long term will provide my staff with stability and continuation of operations. I am enclosing a map of the proposed baseyard area and a brief description of our plans for your staff's review and approval. I understand from my staff, the adjacent grassy area is under the jurisdiction of DOA. We will be submitting a formal request to DOA for a long-term lease.

Your favorable consideration to this request is greatly appreciated. Should your staff have any questions, please call Mr. Eric Hirano, Chief Engineer at 587-0230 or Ms. Charlene Unoki at 587-0426. Thank you.

EXHIBIT "C"

Land Maintenance Crew Proposed Halawa Baseyard

The Land Maintenance Crew (hereinafter referred to as Crew) consisting of 6 employees supports the Land Division, Oahu District Land Office and other Department of Land and Natural Resources (DLNR) agencies with the maintenance of various DLNR-owned parcels, streams, and ditches. The Crew hours are Monday to Friday excluding weekends and holidays. The Crew may be called upon to assist other DLNR agencies with natural disaster remediation work. The typical land maintenance support includes tree trimming, weed control, grubbing and land clearing, removal of debris, abandoned man-made materials; stream, irrigation or drainage ditch, tunnel and culvert cleaning and maintenance, green waste removal or mulching; demolition, removal of derelict structures, hauling and trucking services, fencing, barrier, gate installation and repair, sign installation, building maintenance and repair, masonry maintenance and repair, etc.

At the proposed Halawa baseyard, we will install fencing around the perimeter (see attach map). The fencing will be chain link, 6-feet high with a 20-foot double swing gate. We will be responsible for installing security systems.

We will be responsible for installing electrical, water, sewer and telephone services.

The area beneath H-3 (under Department of Transportation jurisdiction) we are proposing to use this area mainly for the storage (or staging area) for our equipment: 2 tractor mowers, 1 skid mount sprayer (200-gallon), 2 dump trucks (38,000 gvw and 50,000 gvw), 2 trailers (20,000 gvw and 8,000 gvw), and 1 trailer mount chipper mobark.

The open grassy area (under Department of Agriculture jurisdiction) we are proposing to use this area to place: 1 office space portable (20-feet by 40-feet) that has a restroom facility with shower, 3 metal containers (7-feet x 9-feet x 40-feet) to store small equipment such as weed whackers, chainsaws, hand tools, blowers, etc., a hazardous/flammable storage container (15-feet by 10-feet) for the storage of herbicides, 2 (2-gallon) flammable storage containers for gas, and 3 (5-gallon) flammable storage containers for diesel.

At least 8 passenger vehicle stalls will be created in the open grassy area.

Depending on the availability of funds, the areas beneath H-3 and the open grassy area will be paved with asphalt.

We will be responsible for obtaining permission from the Department of Agriculture, Animal Industry Division to access the main gate.

EXHIBIT "C"

Estimated Costs

Utilities:

Design = \$25,000

Construction = \$75,000

Board of Water Supply Facility Charge = \$20,000

Building:

Purchase, hauling and set up = \$75,000

Storage Containers:

8' x 40' (new) @ \$15,000/each x 3 = \$45,000

Hazardous Waste Storage Container with concrete pad = \$25,000

Site Improvements:

Fence with top rail and 20' double swing gates = \$30,000

Paving of approximately 25,000 square feet = \$200,000

Traffic Bollards/Other to protect the freeway piers @ \$5,000/each x 9 = \$45,000

Security/night lightning @ \$5,000/each x 7 = \$35,000

Security system = \$5,000.

TOTAL: \$580,000 (estimated)

EXHIBIT "C"

LINDA LINGLE
Governor



56329
SANDRA LEE KUNIMOTO
Chairperson, Board of Agriculture

DUANE K. OKAMOTO
Deputy to the Chairperson

RECEIVED

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 Fax: (808) 973-9613

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DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

July 26, 2006

TO: The Honorable Peter T. Young, Chairperson
Department of Land and Natural Resources

FROM: *Sandra Lee Kunimoto*
Sandra Lee Kunimoto, Chairperson
Department of Agriculture

SUBJECT: State Lands at Halawa, Oahu, Tax Map Key: (1) 9-9-10:portion 34

Thank you for your memorandum dated July 11, 2006. I appreciate the update on the Department of Land and Natural Resources plans for situating the Land Maintenance Crew in Halawa. I do not anticipate any problems associated with the proposed use of the land as outlined; therefore, I support your request for a 30-year lease and the proposed relocation as described.

Please keep our staff updated as the project moves ahead. The Department's contact person is Dr. James Foppoli, Animal Industry Division Administrator, at 483-7111.

c: Animal Ind. Div. *[initials]*

RECEIVED
LAND DIVISION
2006 JUL 31 PM 3:43

EXHIBIT "C"

